

044.0

0006

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
907,900 / 907,900
907,900 / 907,900
907,900 / 907,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		BEACON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DAVIDSON ALBERT H/REGINA	
Owner 2:	
Owner 3:	

Street 1: 82 BEACON STREET
Street 2:

Twn/Cty: ARLINGTON
St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: DAVIDSON FLORENCE -
Owner 2: LIFE ESTATE -
Street 1: 82 BEACON STREET
Twn/Cty: ARLINGTON
St/Prov: MA Cntry
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .106 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 2316 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

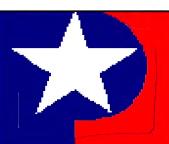
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:				Topo	1	Level
D				Street		
s				Gas:		
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4596	Sq. Ft.	Site			0	80.	1.21	1									446,305						446,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4596.000	461,600		446,300	907,900		31520
							GIS Ref
							GIS Ref
							Insp Date
							12/13/18



Patriot Properties Inc.

!3788!

USER DEFINED

Prior Id # 1:	31520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	23:35:30
LAST REV Date	Time
12/09/21	09:51:33
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	461,600	0	4,596.	446,300	907,900		Year end	12/23/2021
2021	104	FV	440,500	0	4,596.	446,300	886,800		Year End Roll	12/10/2020
2020	104	FV	440,600	0	4,596.	446,300	886,900	886,900	Year End Roll	12/18/2019
2019	104	FV	342,800	0	4,596.	474,200	817,000	817,000	Year End Roll	1/3/2019
2018	104	FV	342,800	0	4,596.	345,900	688,700	688,700	Year End Roll	12/20/2017
2017	104	FV	321,200	0	4,596.	301,300	622,500	622,500	Year End Roll	1/3/2017
2016	104	FV	321,200	0	4,596.	256,600	577,800	577,800	Year End	1/4/2016
2015	104	FV	285,900	0	4,596.	251,000	536,900	536,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON FLOREN	43991-238		10/29/2004	Family		No	No		
DAVIDSON HENRY	29053-424		8/1/2001	Family		No	No		
DAVIDSON HENRY/	29053-424		9/2/1998	Family		1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2018		Inspected						PH Patrick H
11/26/2018		MEAS&NOTICE						CC Chris C
2/2/2009		Meas/Inspect						189 PATRIOT
2/15/2000		Mailer Sent						
2/15/2000		Measured						276 PATRIOT
2/15/2000		Inspected						276 PATRIOT
8/21/1993								EK

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	Inspected	PH	Patrick H
11/26/2018	MEAS&NOTICE	CC	Chris C
2/2/2009	Meas/Inspect	189	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	276	PATRIOT
2/15/2000	Inspected	276	PATRIOT
8/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	13 - Multi-Garden	2	Rating: Average	A Bath:	Rating:									6	5	EFP	16 EFP	2	Sum Area By Label :								
Sty Ht:	2 - 2 Story			3/4 Bath:	Rating:									24	(80)				SFL = 1200								
(Liv) Units:	2	Total: 2		A 3QBth:	Rating:														FFL = 1116								
Foundation:	2 - Conc. Block			1/2 Bath:	Rating:														BMT = 1080								
Frame:	1 - Wood			A HBth:	Rating:														EFP = 244								
Prime Wall:	4 - Vinyl			OthrFix:	Rating:																						
Sec Wall:		%																									
Roof Struct:	2 - Hip																										
Roof Cover:	1 - Asphalt Shgl																										
Color:	GREY																										
View / Desir:																											
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																			
Grade:	C - Average			Kits:	2	Rating: Average		1st Res Grid Desc: Line 1 # Units 1																			
Year Blt:	1929			A Kits:				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Alt LUC:				Frl:				Other																			
Jurisdct:				WSFlue:				Upper																			
Const Mod:								Lvl 2																			
Lump Sum Adj:								Lvl 1																			
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING								RES BREAKDOWN											
Avg Ht/FL:	STD			Location:				Exterior:	No Unit	RMS	BRS	FL															
Prim Int Wal	2 - Plaster			Total Units:				Interior:	1	5	2																
Sec Int Wall:		%		Floor:				Additions:	1	6	2																
Partition:	T - Typical			% Own:				Kitchen:																			
Prim Floors:	3 - Hardwood			Name:				Baths:																			
Sec Floors:	4 - Carpet	50 %						Plumbing:																			
Bsmnt Flr:	12 - Concrete							Electric:																			
Subfloor:								Heating:																			
Bsmnt Gar:								General:																			
Electric:	3 - Typical																										
Insulation:	2 - Typical																										
Int vs Ext:	S																										
Heat Fuel:	1 - Oil																										
Heat Type:	5 - Steam																										
# Heat Sys:	2																										
% Heated:	100			% AC:																							
Solar HW:	NO			Central Vac:	NO																						
% Com Wal				% Sprinkled																							
MOBILE HOME				Make:		Model:		Serial #:					Year:		Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 044-0-0006-0004.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N				Total Yard Items:				Total Special Features:								Total:				AssessPro Patriot Properties, Inc							